

HOMES IN HAWAII



*Suggestions for
the home-builder.*

LEWERS & COOKE
LIMITED
HONOLULU, HAWAII.



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This book is published
for the benefit of those
who wish to build attrac-
tive and convenient homes
at moderate cost.

LEWERS & COOKE, LTD.
Home Building Department



*Entrance to one of the homes designed in
the drafting room of our Home
Building Department*

LEWERS & COOKE, LTD.

127 South King St.

Honolulu, Hawaii

Phone 1261

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PAINT AND VARNISH	PLATING
PLUMBING FIXTURES	

Home Building Assistance and Plans

Outline of Plan Service in the Drafting Room

A PLAN SERVICE is maintained in connection with the Home Building Department to enable the prospective home owner to obtain the services of a competent architect on houses which practicing architects find too small to handle at a profit. Lewers & Cooke, Ltd., does not attempt to design houses costing over \$5,000.00. Prospective home owners who contemplate a building costing over this amount are advised to engage a practicing architect. All commercial buildings should be taken to an architect, since the plan service is maintained solely for the small home.

Home plans are drawn in closest cooperation with the owner, and standard specifications covering all departments of the work are written up. These plans and specifications are then submitted to at least six contractors for bids, the owner reserving the right to accept or reject any or all bids.

When home builders retain the services of the Home Building Department's Drafting Room, they automatically agree to have all materials purchased from Lewers & Cooke, Ltd.

No charge is made for services rendered.

Financing the Home Builder

FULL COOPERATION with all local financial institutions prepared to assist home builders is enjoyed by Lewers & Cooke's Home Building Department. All terms of first payment and subsequent monthly payments can be conveniently arranged by direct consultation between the prospective home builder and the Home Building Department. As each case necessarily differs from the next, it is impossible to state what those terms might be.

Symbols and Terms

“*Sills*”—heavy members upon which the floor joists are laid.

“*Joists*”—horizontal members upon which the floor is laid.

“*Studs*”—vertical members of heavy material (usually 2” x 4”) which support the second floor or roof.

“*Plates*”—horizontal members at the top and bottom of stud walls or at the top of single walls.

“*Ceiling Joists*”—horizontal members overhead to which the ceiling is nailed.

“*Bridging*”—short pieces which are set either between joists or studs, same size material. “*Cross Bridging*”—is set between floor joists where there is a long span (over 7'-0") crossed, as the term implies.

“*Rafters*”—sloping members which support the roof.

“*Hips*”—the corners of a sloping roof. Hip Roofs slope up from all sides toward the ridgepole.

“*Gable*”—the end of the roof, cut off square.

“*Watertable*”—a member nailed to the sill at the bottom of the exterior wall to deflect rain water which might otherwise seep into the foundation framing.

“*Casework*”—built-in cabinet work of any description.

“*Double-Hung Windows*”—are in two pieces (sash), which slide over one another in a vertical direction, balanced by weights suspended on sash boards. In giving *window and door sizes*, width is always written first, followed by the height.

“*Casement Windows*”—swing at the side in the same manner as doors, either single sash or a pair of sash. “*Sash*”—is any single part of a window . . . the wood frame which holds the glass.

“*French Doors*”—are set with lights (panes) of glass occupying the entire center area of the door. The wood divisions are “*Muntins*.⁵”

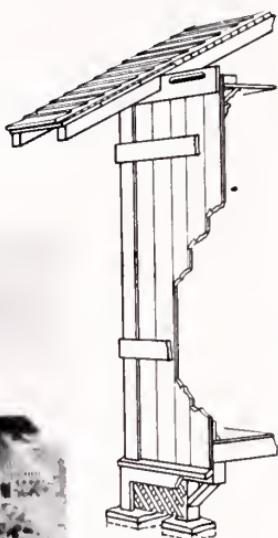
“*Sash Doors*”—have a smaller portion of glass in them. A door with any glass set in it is either a *French Door* or a *Sash Door*.

“*Mirror Doors*”—have a large plate glass mirror set over the central panel. They are usually used in closet doorways.

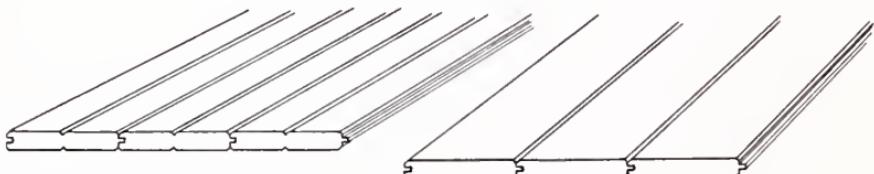
“*Transom*”—is the small sash sometimes fitted above a door for ventilating purposes.

Single Wall Construction

“T & G”—“Tongue and Groove”



THIS is considered the least expensive type of construction possible. Here the single thickness of the upright T & G members of the walls act as entire support for the roof. The horizontal members, called “Girts,” $1\frac{1}{2}'' \times 4''$, are necessary to give stiffness to the exterior walls.



“V C V”

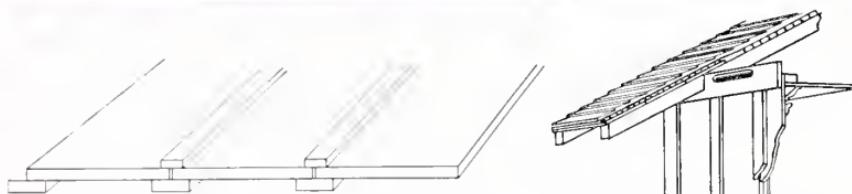
Usually T & G is made from $1'' \times 6''$ boards. V and Center V (V C V) means that boards are grooved in the shape of a “V” at the joint and also down the center of the board.

“V JOINT”

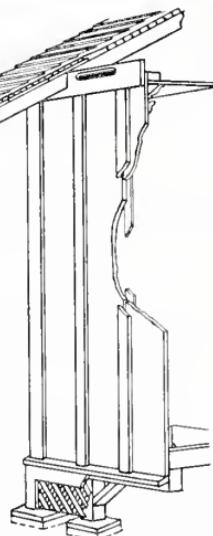
. . . is the same as V C V except the groove down the center of the board is omitted. T & G has one or both sides surfaced. In the house above, the exterior is rough.

Single Wall Construction

"Board and Batten"



THE ALTERNATE TYPE of single-wall construction used in Hawaii is the "Board and Batten" . . . much stronger than the T & G. The vertical boards are usually 12" wide and either 1" or 1 1/4" thick. On the exterior of the house the space between boards is covered with battens, 1" thick and 3" wide. When wood finish is used on the interiors these spaces are covered with battens 5/16" thick and 1 3/4" wide.



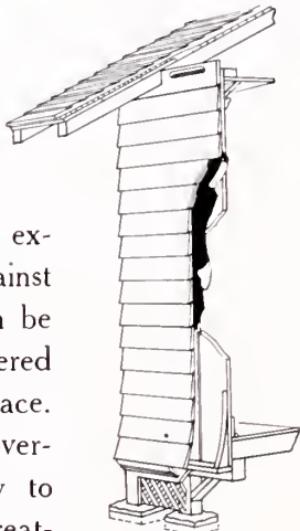
Board and Batten finish seems to lend itself remarkably well to the Hawaiian type of design. When so used exteriors are left rough to match the shingles, while interiors are surfaced for a paint finish.

Double Board Construction



IN THE assembly of the wall, the inner boards (usually 1" x 12") are erected vertically in a manner similar to board and batten construction. Instead of battens on the exterior, building paper is applied, against which siding is nailed. Inside finish can be either painted board and batten or papered on muslin that is tacked to the wood surface.

The horizontal shadow lines of the overlapping siding lend themselves readily to many pleasing types of architectural treatment, giving a much richer appearance.



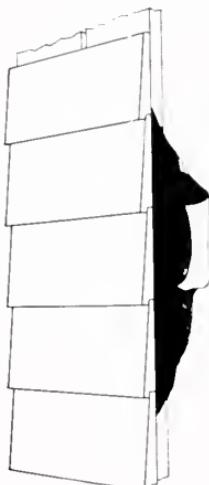
Double Board Construction

Beveled Siding

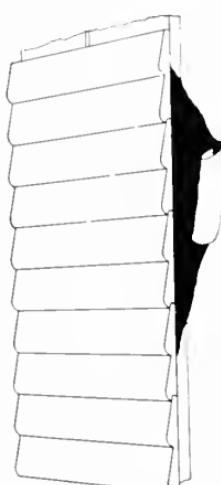


SUITING the individual taste of the home owner, siding of two styles may be selected to use in double-wall construction . . . Beveled Siding or Double-Lap Rustic.

Beveled Siding is cut from one-inch stock from 6" to 10" wide. As the term implies, the siding is thinner on one edge and beveled to the thicker one, which has a rabbet to fit the thin edge of the board below.



Double-Lap Rustic is used to give the effect of narrower boards. It is made with two beveled surfaces on each width of siding to save labor in nailing on.



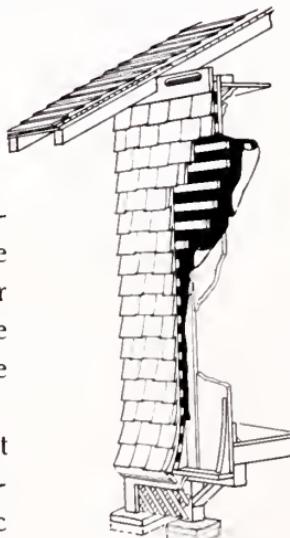
Shingled Wall Construction

Shingles, Royals or Shakes

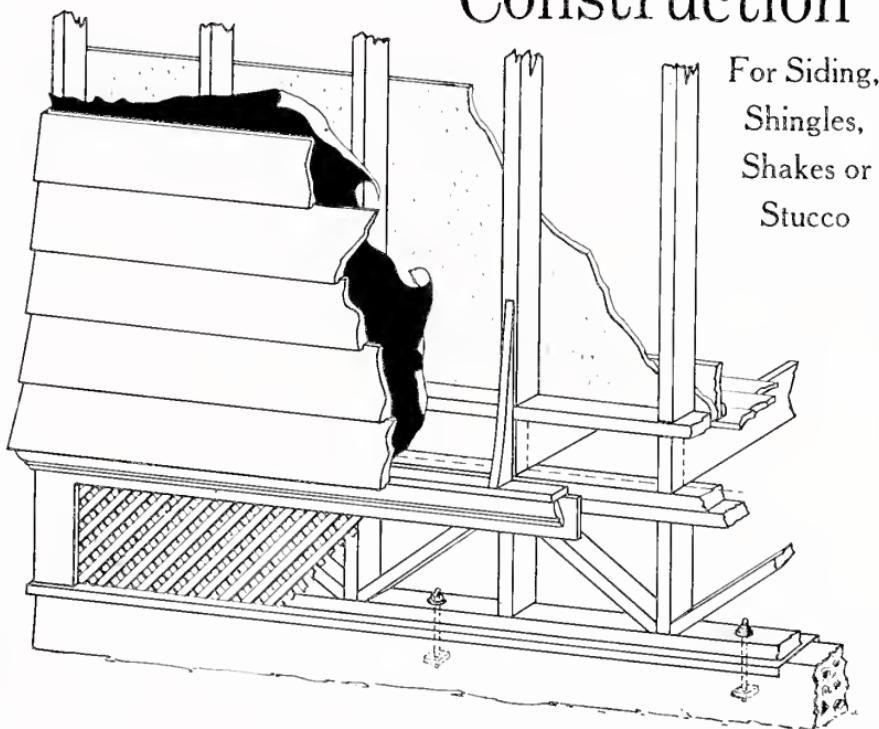


USING the same method that board and batten and double-board houses use, Shingled Walls begin with inner 1" x 12" vertical boards. Building paper is applied as in the double-board type. Against this 1" x 3" strips are nailed horizontally, with Shingles, Royals or Shakes nailed against them. Various weather exposures are used according to the surface pattern desired. Creo-Dipt processed or hand-split Shakes laid 8" to 10½" to the weather in broken horizontal lines make exceptionally fascinating walls.

Shingled Wall Construction is tight against wind and rain and has better insulation against heat. It has artistic possibilities and can be planned as economically or elaborately as wished.



Stud or “Double” Wall Construction



THE FRAMEWORK is supported by 2" x 3" or 2" x 4" studding. Exterior and interior finish is applied over the studs in many ways. This construction is required by law in all two-story houses. It is the most durable way of constructing frame buildings.

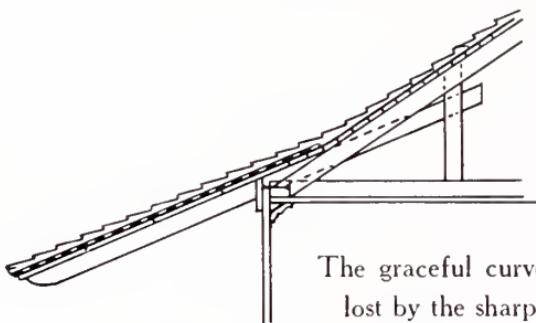


Stucco as applied against metal lath on studding.

ROOFS in the Hawaiian Manner



This roof construction has greater beauty and strength.



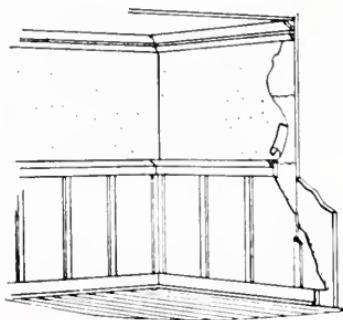
The graceful curve is here lost by the sharp angle.

LOCAL ARCHITECTS have adopted the graceful sloping lines of the Grass Hut that they might perpetuate for this community a distinctive style of architecture that can be known as "The Hawaiian Type."

There are two practical features about roofs in the Hawaiian manner that make them particularly desirable for this climate. The high center hip leaves ample air space above ceilings for insulation against the sun's heat, while the wide overhanging eaves relieve sun glare and allow windows to remain open during Hawaii's frequent refreshing showers.

Interior Finish

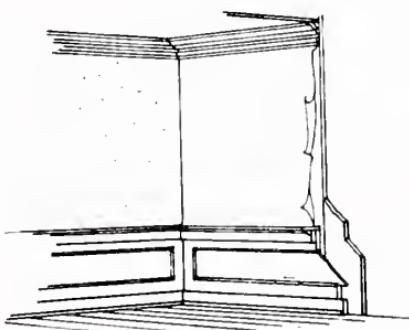
IN HOUSES of moderate cost, paper with wainscoting is the most effective and economical treatment for walls. Two of the most popular types are shown in the illustrations. The first, with "panel" wainscot, has been used extensively in Hawaii, but is now giving way to the modern, high "dado" base, as shown in the lower illustration. The top of this dado is usually 2' 6" above the floor or at the height of window stool.



Wainscoting is found to be good, particularly in families with small children. The use of it in bedrooms is gaining favor. The finish above could be done in the local manner of pasting wall paper on muslin that is tacked against the wood. Plastic paint over the wood makes an effective treatment.

In bathrooms, wainscoting is of tile board, in most cases with wood capping. Above this, plaster board is used on walls and ceilings, with flush joints and then painted. Often waterproof wall paper is used, which, if given a coat of varnish, makes an especially pleasing decorative bathroom. Bestile is the finest treatment, next to real clay tile, now in use and is applied in sheets the same as tile board. It has a hard vitreous surface and gives all the satisfaction that tile walls can give.

Kitchens are usually painted, but could be effectively treated with some good fabric wall covering and given a good coating of paint or varnish.



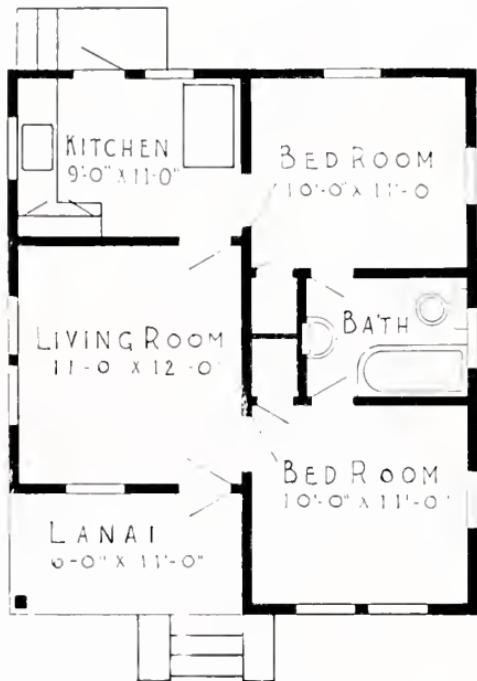


BEGINNING with the smallest type of Home in Hawaii that can be built with practical features of comfort, convenience and low cost, this compact little house has been selected.

Construction is of the simplest character, with walls of tongue-and-groove and roof of cedar shingles. Foundations rest on lava rock footing stones enclosed with lattice.

The finish is not elaborate in any way. Outside is rough surface stained with two coats of Pioneer Shingle Stain. The inside is smooth, painted in practical, pleasing tones with three coats of Fullerglo.

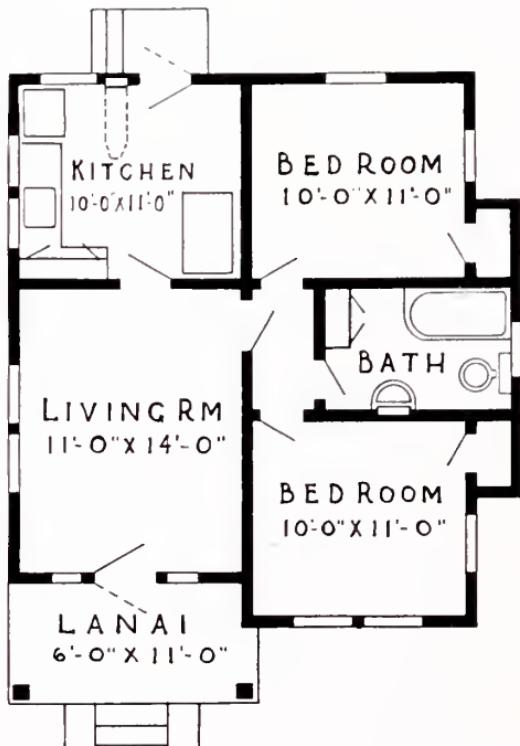
There is a built-in cupboard in the kitchen and the drain-board of the sink is sugar pine. The bathroom has a medicine cabinet and the Kohler bathtub is of the open type, with all the other plumbing in the house good grade Kohler Ware.

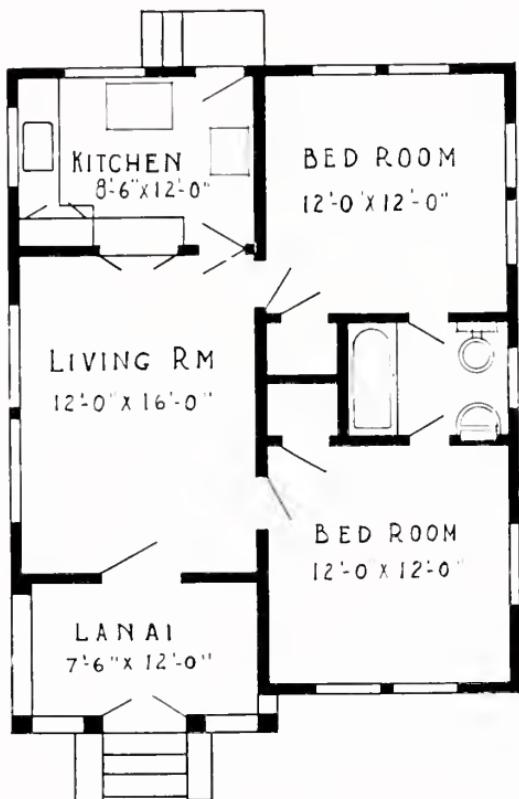


THIS PLAN shows the smallest house recommended to be built. An illustration of it is shown on the opposite page. Its over-all dimensions are 22 x 26 feet, laid out to utilize all possible space for living purposes. Attention has been given to space rather than to convenience. Nothing smaller, however, in size of rooms, would be at all convenient.



A variation in the roof treatment will be noticed on this house, for which the plan on this page, the page before and the page at the right can be readily used.





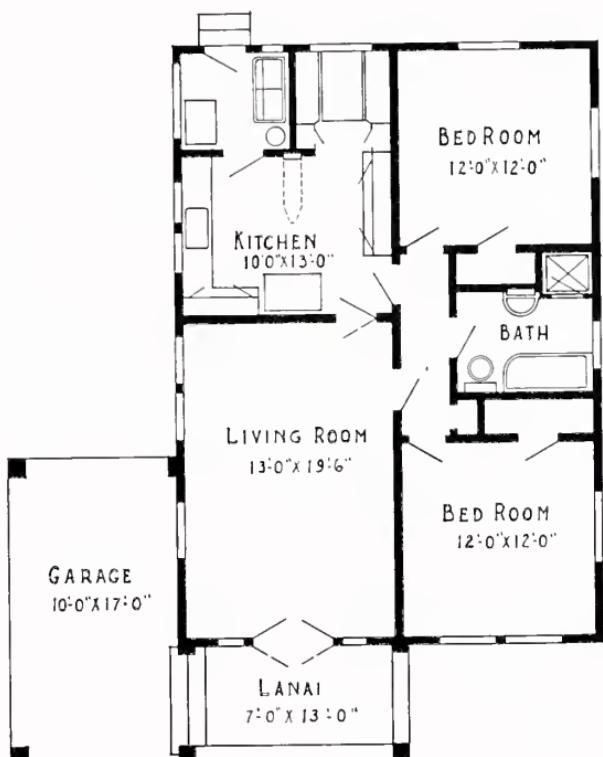
ON this page and the one at the left, the plans, although quite similar, were selected to show how a little care can increase both comfort and convenience.

Most of the older houses of this type were designed like the one above where entrance to the bathroom is through the bedroom. It makes a little better use of the total area of the house but sacrifices the convenience of the hall. The modern trend is not to enter the bath from the bedroom but from a hallway which allows access from living-room and kitchen as well. While this arrangement necessitates making closets smaller it is more convenient, for it allows space in the bathroom for a linen closet.



ALL SMALL increase in cost; a slight change in interior arrangement; the addition of a few external features and the small house takes on an entirely different aspect. You will notice how attractive the little home now looks with its distinctly Hawaiian treatment. The broad lines of its roof with shaded areas under and the combined garage and lanai with its natural rock columns create a very homey aspect. This attractive home is located at 426 Seaside Ave., Waikiki.

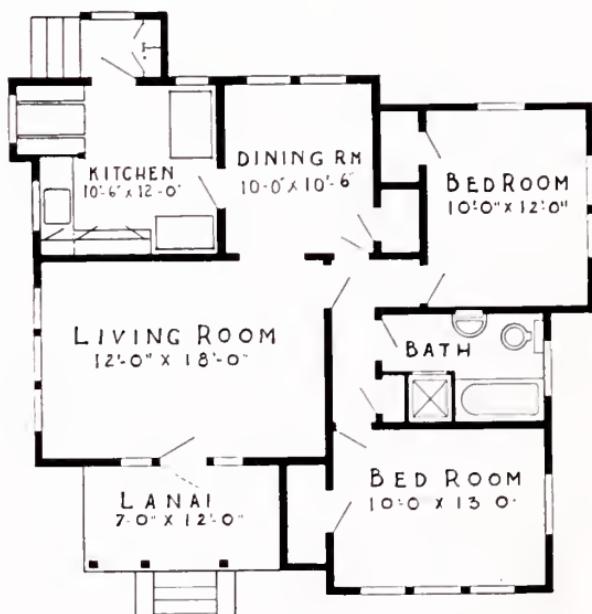
The walls are board and batten, single-wall construction, rough outside, painted with Fuller Pure Prepared Paint. Walls and ceiling of living-room are lined with Celotex insulating board in its natural finish. Other inside walls are smooth board and batten, painted. Bedrooms have wall paper above mouldings and bathroom has enameled tile board below. A novel feature is the glassed-in end of the lanai, protecting it from prevailing winds.

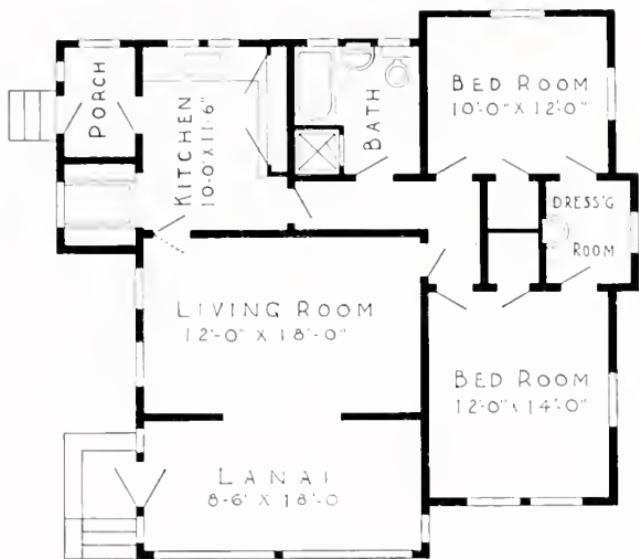


THE most convenient arrangement possible in a small two-bedroom house is shown in this plan. It is 25 x 35 feet and laid out to include all the desirable features a small house should include, with access from kitchen to bathroom without passing through the living-room. The kitchen with cupboards, tile sink, breakfast nook, laundry tubs and ironing board; the bath with its built-in Kohler tub and recessed shower are thoroughly up to date.



With several changes, a dining room or third bedroom is here added. This leaves ample closet space and accessibility to bedrooms and bath. Plan measures 32 x 34 feet.



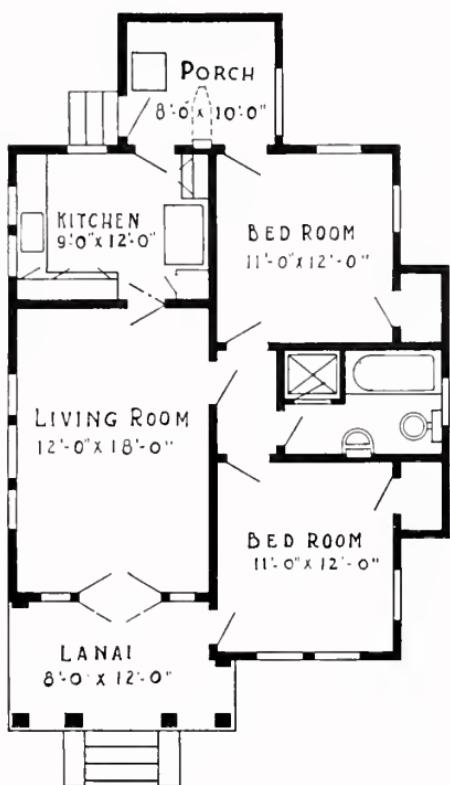


IN THIS PLAN of small floor area, 32 x 34 feet, persons wishing a separate dressing room could utilize the space between bedrooms. This arrangement, with its extra basin, will be appreciated by families where additional bathroom facilities are a necessity. Such a family would also make excellent use of the breakfast nook.

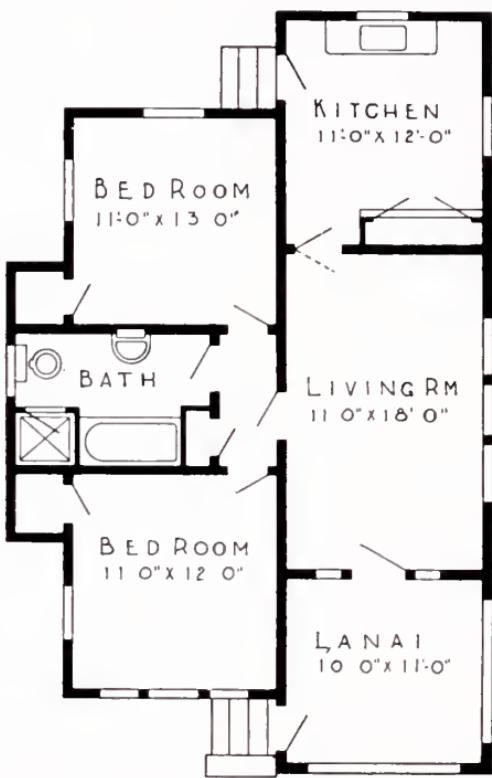
As in the alternate plan on the opposite page, free access to kitchen and bath is obtained. By glassing-in the front of the lanai it is possible to have the entrance to living room enlarged, eliminating the doors. This gives the spacious appearance of a much larger house.



IN the broken sweep of the roof lines of this small house in the Bingham Tract, one can see a slight Hawaiian influence. The walls are built, in what is locally termed "double-board" construction, with double-lap rustic siding against upright 1" x 12" boards. The inside walls of the living-room, bedrooms and hall are papered in a purely local manner, on muslin that is tacked directly against the wood. In the bathroom the ceiling and upper walls are painted while the lower parts are finished in enameled tile board. All other room surfaces are painted. All plumbing fixtures in the house are of the best Kohler Ware, the tub being built-in and the kitchen sink porcelain with the drain boards of tile. Outside dimensions are 26 x 43 feet.



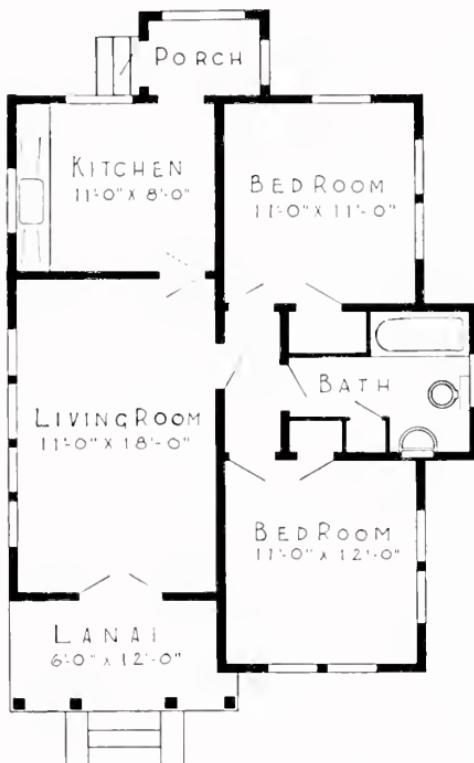
THE feature of this plan for the house on the opposite page is the added porch at the rear. For a family having children it will be found of great convenience. It can be screened-in or enclosed with sliding sash, making of it a general utility room that can be used as dining-room, bedroom, sewing-room or laundry. Another feature is the door from front lanai to front bedroom, a private entrance to a room that could be rented.



COMPARISON of these two plans shows a noticeable difference in closet arrangement. In one, the closets are placed along the walls of the bathroom, and in the other, along the walls of the house. Both have desirable features.

It is often found that more space in the closets can be gained by using the latter method. It gives opportunity also for the introduction of light and ventilation, and space for a shower enclosure is obtained.

HOUSES of this class are always laid out for smallest possible area and greatest possible convenience. Often it is found advisable to give study to the arrangement of floor area so as to accommodate closets and bathroom fixtures. Very often valuable space can be made by slight changes in position. Towel space in a bathroom is of the utmost importance, and storage for linen should always be provided for. Floor area in both plans are about equal.

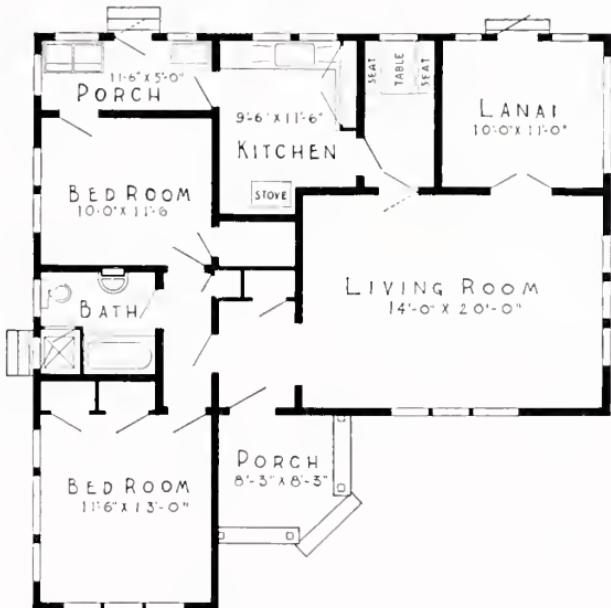




AN excellent example of what a few extra dollars spent on appearance can accomplish is shown in this charming house. It is distinctively Hawaiian in feeling, built low to the ground with wide sheltering eaves. The idea in its conception was to get away from the commoner types of houses, and shows the kind of inexpensive, beautiful home the Lewers & Cooke's Home Building Department is endeavoring to create.

The casement windows that open wide in all rooms, radiate comfort and friendliness. Finished in brown tones, the house harmonizes readily with its background of green Hawaiian planting, set off with spots of brilliant flowers. This adds an air of distinction and beauty to the house.

The living-room is finished in Celotex; the bedrooms with high painted wainscots and paper above; and the bath with a wainscot of tile board. Walls and ceilings of other rooms are painted. All plumbing is the best in Kohler Ware.



WITH an "L" type house of this design it is possible to create a more pleasing appearance, such as the house on the opposite page. A plan of this character gives a greater idea of space than is possible in a square or rectangular house.

The protected lanai at the rear gives a private outdoor sitting-room free from driving rains. An outside entrance through the shower in the bathroom locates the house near a beach. The two clothes closets in the main bedroom are extremely desirable features.



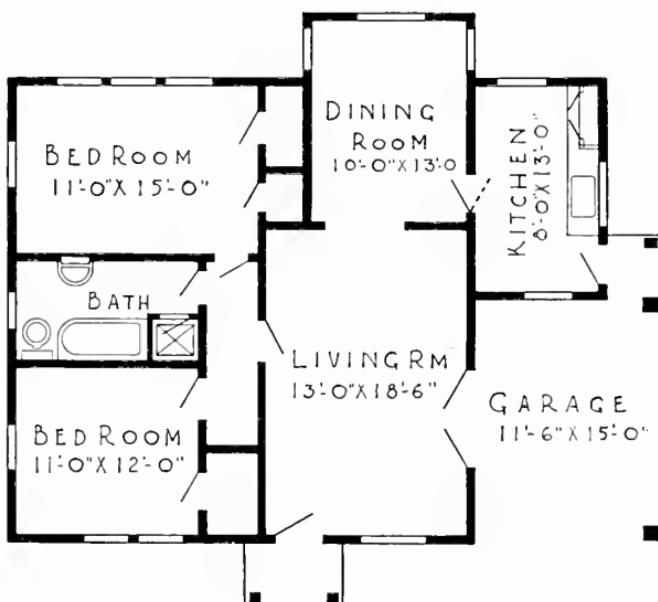
WHEN one thinks of a home in Hawaii, it is the lanai (porch) that comes first in mind. Our modern lanai is a natural development of the Hawaiian outdoor lounging spot, a protected lauhala mat-strewn place where the home life of ancient Hawaii centered.

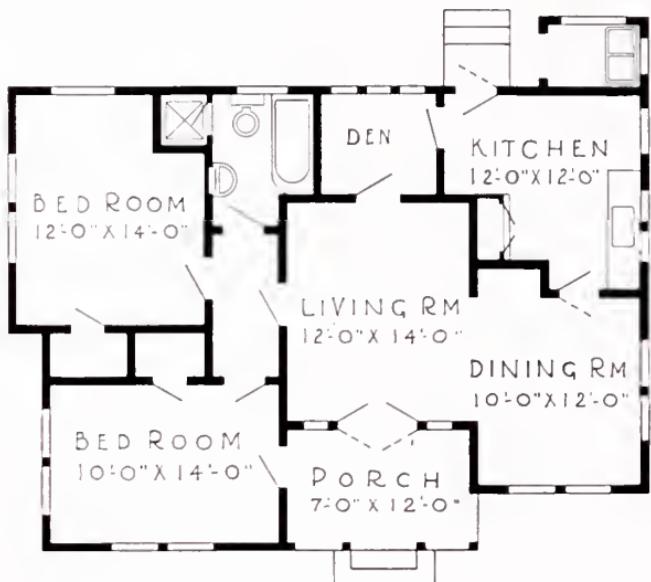
The lanai shown here, at the lower end of Manoa Valley, commands an imposing view of Diamond Head and Waikiki. It is not screened and has as few posts as possible obstructing its view. The large opening to it from the living-room is protected by both screen and glass sliding doors.

Not every home can command a view, but can, in its designing, take due consideration of a typically Hawaiian lanai in some portion of the house.



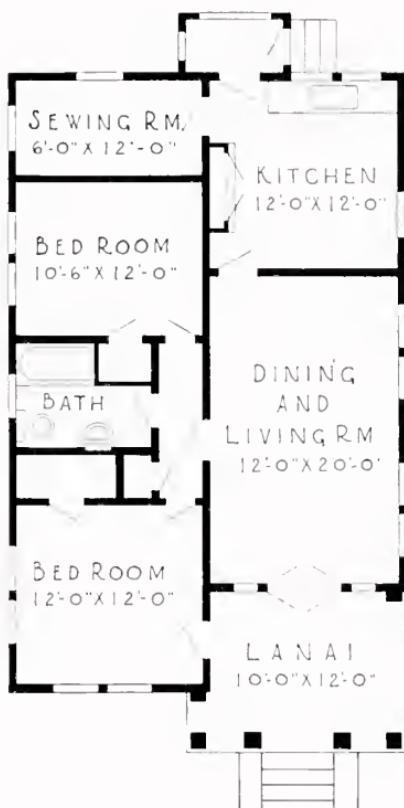
Here is shown a house of Colonial design with an open garage on the protected side of the house. The plan, measuring 32' x 36' has exceptionally small floor area, considering the good size of rooms and other convenient features.



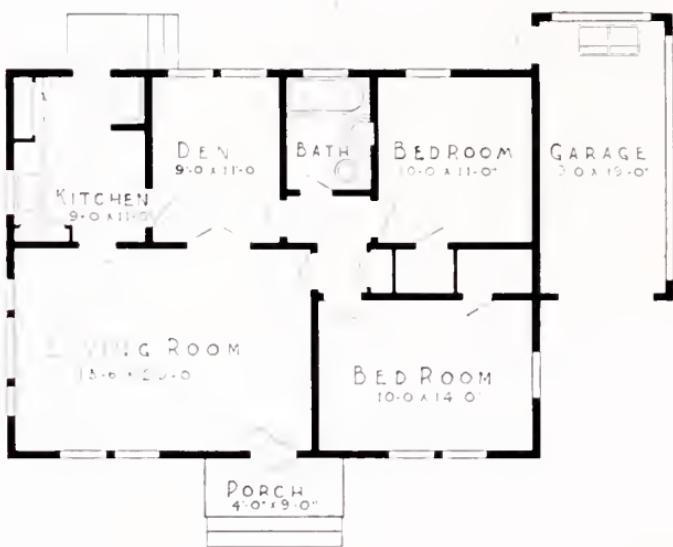


FOR a plan of such restricted floor area, 27' x 36', the arrangement above shows exceptionally large bedrooms. It is a very desirable feature for this Hawaiian climate. The plan incorporates an extra room or den that has many uses, especially when connected with the kitchen. Here again appears the shower that does not project into the bathroom space, and the door from the lanai to the front bedroom, which always prove such desirable features.

There are many possibilities for beauty and practicability in the interior finish, most important of which is the use of Celotex (insulating cane board) on the ceilings for protection from roof heat.



MANY of the same features suggested in the plan on the opposite page are included in this plan for the long narrow lot. Here the extra room at the rear of the house can be used for sewing room, a room for the maid or a den for the boy. A door could be opened to the rear bedroom, closing the outlet to the kitchen which would make of it a dressing room or a quiet room for the baby. These extra rooms cannot be too highly recommended for, should it be necessary to sell, a three-bedroom house would command a better price and quicker turnover than a two-bedroom house.



OVER-ALL DIMENSIONS of this plan, shown in perspective on the opposite page, are 34'x24'. It suggests an arrangement allowing the maximum amount of usable floor space in a small total area. This plan will be found desirable by those wishing large rooms in a house of low cost. The extra room of large proportions will be found convenient for those wishing an extra dining room. Other uses for it can be readily seen.



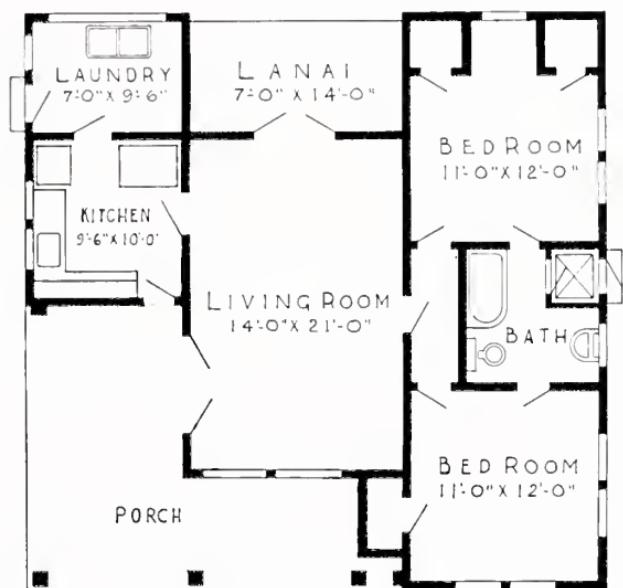
A GREAT simplicity and striking beauty mark this small home of Hawaiian design. The very simplicity of its rough Board and Batten exterior is the keynote to its attractiveness. A single wall house in the Hawaiian design is best done in board and batten, for its vertical batten lines give uniformity and solidity to the other lines of the house. The wide, four-foot eaves so typically Hawaiian, give very necessary shelter. A very pleasing touch is the circular doorway repeated in the lines of the eave above.



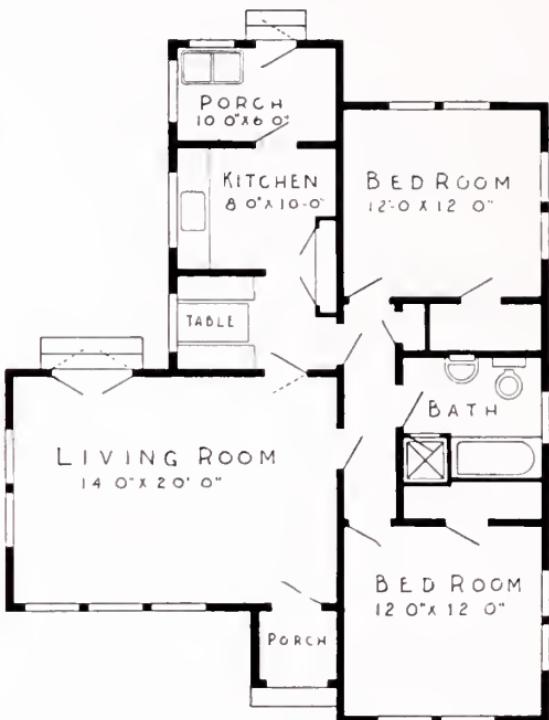
BROAD, spreading lines are created in this attractive home at Kahala by the continuous roof line over lanai and front bedroom. This is an excellent type of house for those who want to practically live out-of-doors. In such a house the lanai becomes a part of the house, protected on the street side by a lattice over which vines are trained. A pergola is added at the left of the lanai, also screened from the street.

A broad brick entrance terrace gives an air of even greater spaciousness. This is on the same level as the lanai and the rest of the floor area of the house, which is of concrete and about six inches above lawn level.

As will be seen by the plan on the opposite page, the lanai leads directly through the living room to a lanai at the rear, by means of French doors. This allows a full sweep of the breeze through the house, taking full advantage of the trade winds which come from the rear.



THE small lanai at the rear, in the above plan, provides a space for open-air meals. The small compact kitchen saves many steps and a door leading from it to the front lanai allows this space to also be used as a dining room. The bath opening directly into bedrooms gives a greater sense of luxury. Here, again, we have the outside entrance to shower for bathers. The arrangements of closets in the rear bedroom are of special interest. The house measures 35'x34'.



IT will be noticed in this plan that the kitchen leads through the breakfast nook to the bedrooms, a desirable feature already mentioned. The shower in the bathroom is recessed flush with built-in Kohler tub, preserving the square lines of the bathroom. Although this house is not of the square type, it can be placed on a lot 50' wide and have ample room for a driveway, either side, to a garage on the rear of the lot. Note the large closets and splendid access to bathroom from all directions through the hallway.



ANOTHER Hawaiian-type home is here shown, with shingled exterior laid in two widths of courses, $2\frac{1}{2}$ " and 10" to the weather. Great variety in design can be had by alternating width of courses with single butts or doubling up on courses. Here again simplicity in design gives a strengthening note. The roof over the entrance gives protection from rain as well as shading the front door. Interior finish throughout the house is wall paper, except in kitchen, bath, closets and hall which are painted.

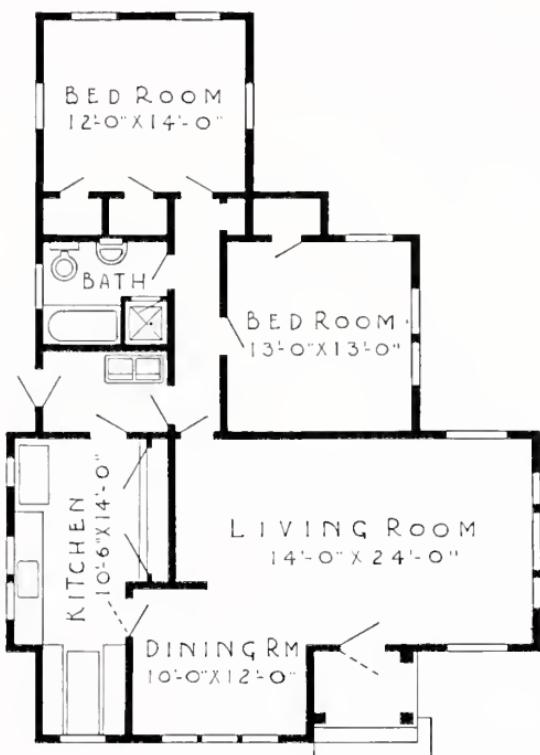
Of special interest is the large living room which serves the double purpose of open lanai or protected living quarters. Wide windows with awnings and rear door, all with screens, can be thrown wide open or closed tight at will. As the prevailing winds come from the rear, splendid cross ventilation is thus obtained, here as well as throughout the entire house.



AN ENGLISH TYPE of dwelling is here adapted to a small home in an ideal setting of trees and foliage. Such a home is best suited for hilly portions of Hawaii.

The lower portion of this house is of board and batten. Portion above the ceiling line on the gable end is made of stucco between timbering. Windows and entrance on this side, being exposed to the afternoon sun, are protected with colorful awnings. The roof, a very attractive feature, is of Creo-Dipt pressure-stained shingles applied in a textured effect with three tones of brown. The irregular lines of the plan shown on the opposite page allow splendid opportunity for an interesting treatment of the roof.

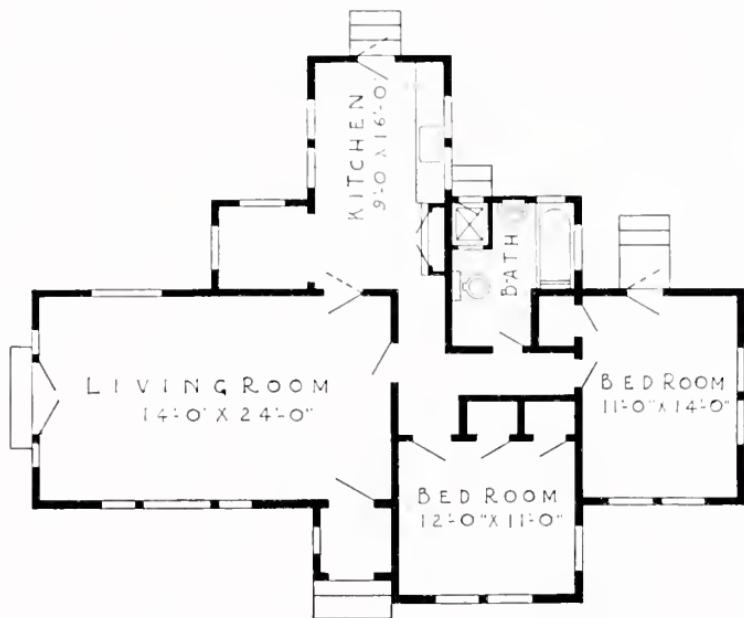
The spirit of the design is carried out in the garage. This is a most necessary procedure where the garage occupies a prominent place on the lot.



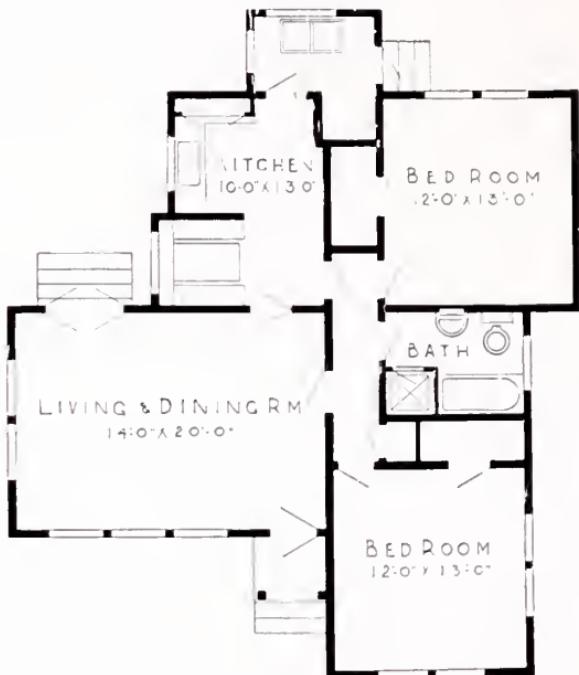
PREVAILING WINDS where this house is located come from the side of the lot. Rooms are arranged to take full advantage of this fact, with ample window space in the corner of each. Here again will be noticed free access from all rooms to the bath through a convenient hallway. This plan has a dual feature of a breakfast nook and space that could be used as a dining room off the living room. The convenient feature of two closets in the main bedroom is again shown. It will be noted that the plumbing is kept as close as possible for economy of piping.



BROAD LINES, as shown in this house, are particularly appropriate for a wide shallow lot. The dominating horizontal lines, caused by the shingles of the side walls and roof, are nicely subdued and harmonized by the color tones of the vertical lines in windows and doors. The broad horizontal lines of the Hawaiian type roof are also well broken up by an interesting treatment which the arrangement of the floor area permits. The enclosed vestibule allows protection from the rains and adds a degree of formality preferred by some home owners. Immediately upon entrance to the large living room, to which most of the house is devoted, all formality is dropped. It performs the double purpose of lanai and living quarters as mentioned in a previous plan. The house measures 47'x36'.



OME people prefer a breakfast nook with movable table and chairs instead of the built-in fixtures shown in other plans. Here a very convenient space off the kitchen and handy to bedrooms, is provided. A separate entrance to one of the bedrooms makes it available for renting if desirable. An outside entrance to the shower is indispensable when near the beach. Two closets in a bedroom is very popular where two must occupy one room.



HIS is a very compact house and the rooms are large. In the arrangement of living room, nook and kitchen, the plan is somewhat similar to the preceding one. The living room is open on three sides for ventilation. The breakfast nook has built-in fixtures and a broad window sill for flowers. A separate porch off the kitchen has laundry trays. Near by, a good-sized closet is well placed for a hot water heater. Overall dimensions are 37' x 36'.



HERE we have another house done in the typically Hawaiian manner and appropriately set among palms, algaroba and other semi-tropical foliage.

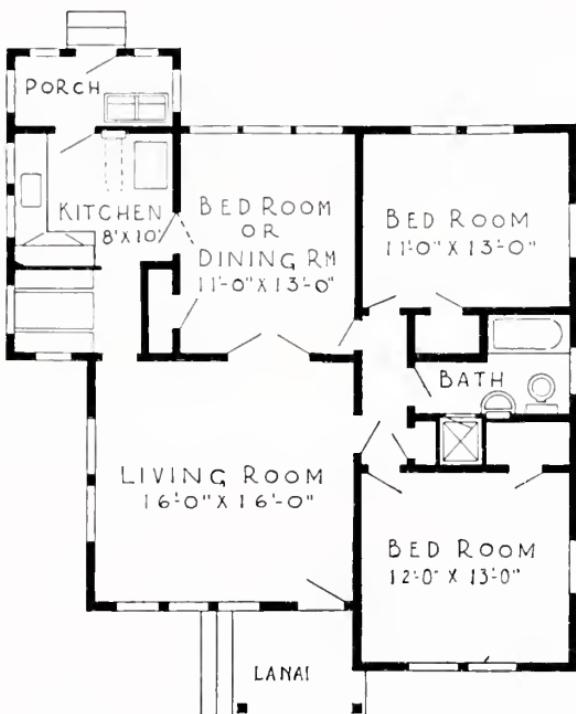
It will be noted that the walls are of Board and Batten finish which lends itself so readily to the Hawaiian type of design. The advantages of wide overhanging eaves, which protect the house from glaring sun and frequent showers, are here particularly noticeable.

There are as many possibilities in color treatment in Hawaiian type homes as in other types. The general trend is to use subdued tones that act as suitable background for foliage and flowers. Here a light tan is used with the color contrast in the window and door trim.



MODERATE COST and nice designing are the dominant features of this board and batten house. It is distinctively Hawaiian in feeling. The graceful curve of the roof, mentioned on page 14, where the break in the roof line is set back from the side walls, is well illustrated in this view. Note how the Hawaiian idea is carried out in the wide eaves and coconut tree trunks on the entrance lanai.

The idea entertained by some people that an inexpensive house must be ordinary in design is here decidedly refuted. Nearly every feature of convenience and modern good designing is exemplified, yet the cost has been kept down to a minimum.

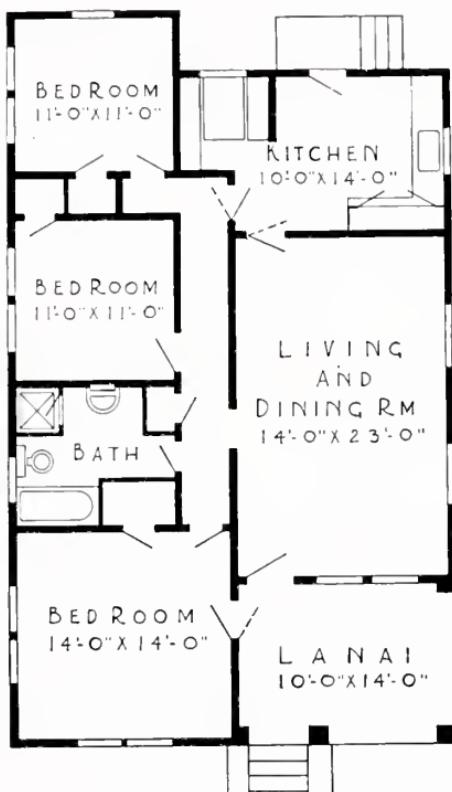


GTHE EXTRA ROOM is here of such generous proportions that it can easily be converted into a bedroom. In this case the breakfast nook is an absolute necessity. The double doors and wide window space make it very pleasant for a dining room. Note the accessibility from kitchen to bath and bedrooms without passing through living room. Should occasion demand it, the living room can be extended in either direction. This house, 34'x32', is planned for a 50-foot lot.

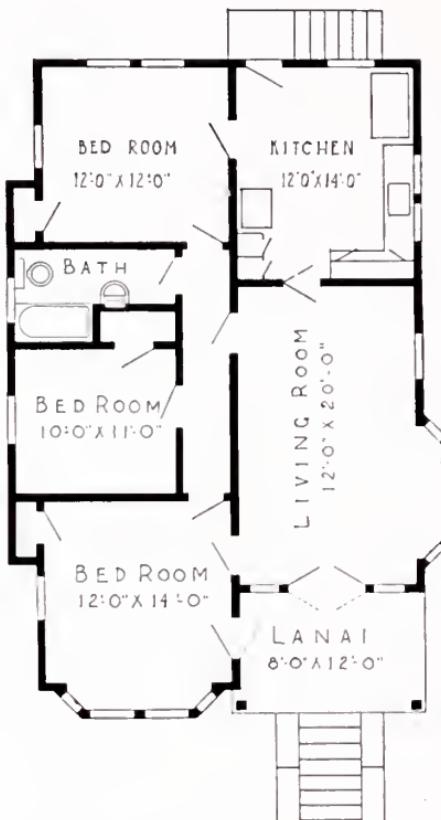


WHERE the principal idea in building a house is the prospect of a quick turnover, the one illustrated above has proved very popular in Honolulu. It meets the demand for a practical, low-priced home with three bedrooms that can be purchased in the neighborhood of \$4,500, house and lot.

The house is admirably suited for a lot as narrow as 40 feet. With the addition of a lean-to garage as here shown and the modern arrangement that its plan on the opposite page presents, the prospects are that the builder would have no trouble at all in disposing of it to advantage. The nice division between sleeping and living quarters in itself would appeal to a family of four or more.



HERE are many notable advantages offered in this plan. Although it measures only 28'x47' and is very compact, each room has ample space for all requirements. Bathroom has both shower and built-in Kohler tub. There is plenty of closet space. The hall is large and the kitchen not too small for a sizeable family. Company can be visiting in the living room without interfering with family activities in bedrooms, bathroom, kitchen, or breakfast nook.

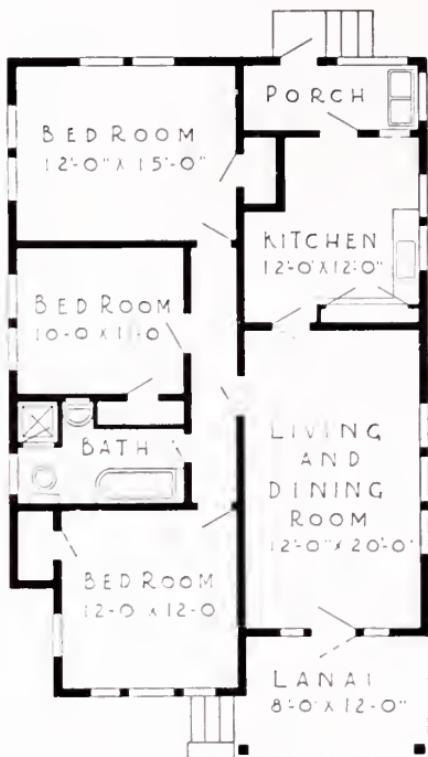


ALTHOUGH each room of this plan is about the same size as on the preceding plan, it has a smaller total area, 26'x42', costing less to build. This is accomplished by the omission of the small hallway from rear bedroom to kitchen. This room can be easily converted to a maid's room or used as a dining room. The rear porch could be extended, having a door to it from one of the windows of the rear bedroom.



DRACTICALLY the same things could be said about this house of T & G construction as the house preceding it. The noticeable difference is the introduction of bay windows in the front bedroom and living room, which increases the floor area without increasing dimensions of rooms. The pitch of its roof is lower and, as has been mentioned with houses of this type, needs Celotex Insulating Lumber on its ceilings or under its rafters to keep out the heat of the sun.

Being narrower and even more compact than the preceding house it can be recommended for one of a court of rental cottages. Having three bedrooms and all necessary conveniences, it would command a higher rental with no greater original investment than a two-bedroom house occupying the same ground area.



IN this design the rear bedroom is given the preference of space. The general floor arrangement is similar to several plans already shown. It will be noticed that the matter of ample closet space for each bedroom at least, and wherever else it is possible to place one, is always a first consideration in every modern home.



A PLEASING example of double board construction using beveled siding is here shown. The arrangement of its floor space allows of a simple yet attractive treatment of roof lines. The ends of rafters are enclosed, giving a much neater appearance to the eaves.

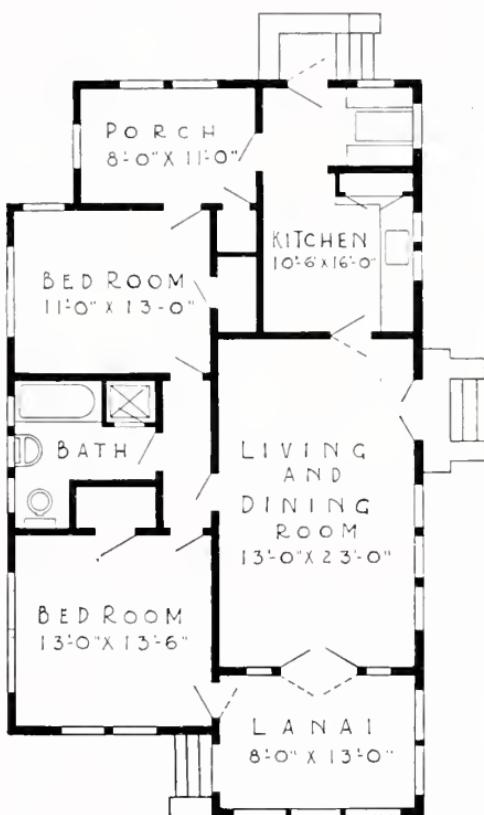
As a whole, a much more desirable house has been created with a trifle more expended in materials and labor. The difference in beauty, snugness from driving rains, coolness of interiors and longer life of the building, more than repays for the extra money spent. Greater re-sale value thus added is also well worth considering.

As this house measures only 27'x45' it is a splendid design to use on a narrow lot, either on flat land or in hilly parts of the city.



A BELT COURSE of Royal shingles painted a darker color gives a broad effect to this neat residence done in the Hawaiian manner. Above the window sills beveled siding is applied to the walls. The wide Hawaiian eaves add to the broadness of the design giving an impression of much greater width. Although the house is only 26' wide, it has a feeling of large area with a homelike effect.

For protection from prevailing winds, the front lanai is glassed-in. It is approached from the side so that the door may be left open. The double doors leading from it to the living room can be thrown wide open, thus increasing its feeling of spaciousness.

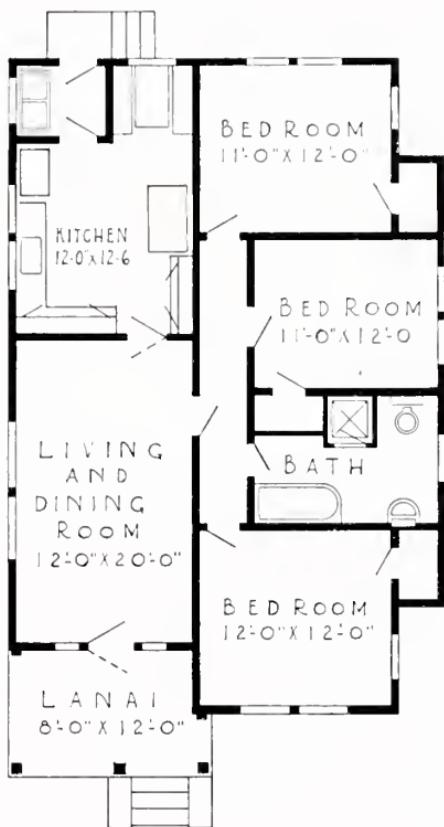


UNUSUAL window space is a very noticeable feature of this plan. This is in keeping with the spaciousness that every other detail endeavors to create. The bedrooms, the closets and the kitchen with cozy breakfast nook are all generous in size. Even the side entrance of the living room to a flower garden carries out the idea of living out-of-doors. The many uses of the rear porch and its closet are obvious.



ANICE USE of double-lap Rustic siding is shown in this house of double board construction. Differing from the other houses so far shown, the roof over the lanai is not carried into the general ensemble of the main roof but is treated like a covered pergola. This break in roof lines gives a very pleasing effect and offers a splendid opportunity for baskets of ferns that give privacy to the lanai without obstructing the breeze.

The pitch of this roof could be made sufficiently high to leave head room above the ceiling. This could be utilized for an upstairs bedroom, playroom or storage space approached by a stairway in the central hallway. Celotex Insulating Lumber could make it as cool as the rest of the house.

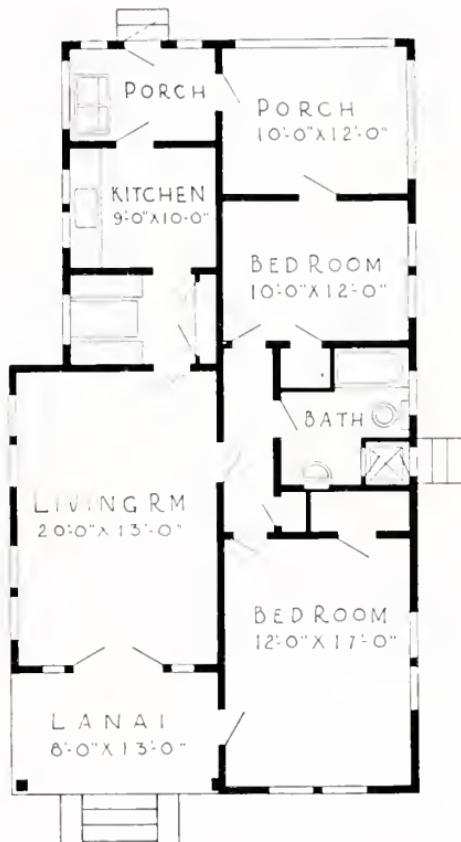


MOST of this house is devoted to space in bedrooms and with the extra space in the attic, as suggested on the opposite page, this plan would be ideal for a very good-sized family, although only 27'x44'. A doorway could be opened from kitchen to either the hallway or the rear bedroom to give access to the sleeping quarters. The kitchen, with its laundry space, ample cupboard room and the almost necessary breakfast nook, completes a plan that proves exceptionally popular.

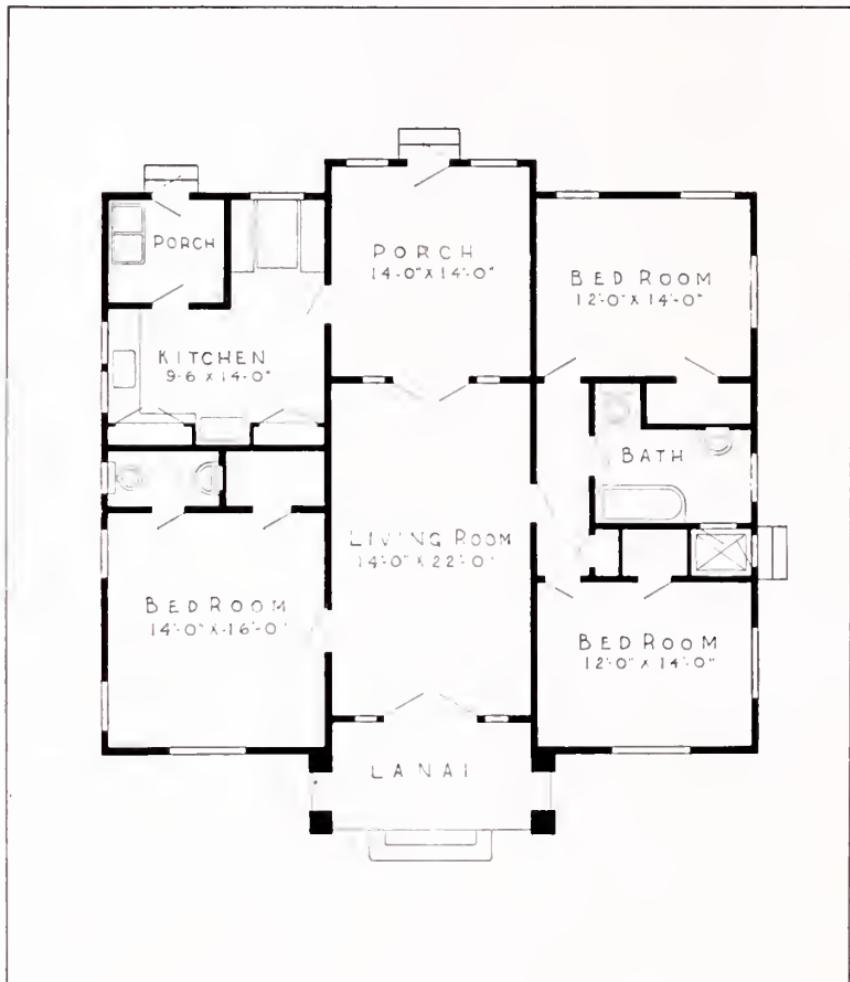


ANOTHER interesting treatment of double-lap Rustic siding is shown here in the slight flare at the water table. This gives a nicer finish to double-board or stud-wall construction and costs no more, either in labor or materials. There will be noticed a nice combination of gable roof over the lanai and hip roof over the rest of the house.

Painted in light tones, the house has a bright, cheerful atmosphere . . . a splendid background for foliage and plants. The gay awnings, which add a touch of color, are found quite useful through the middle of the day to subdue sun glare.



FOR a long narrow lot, this plan is particularly adapted. The front bedroom is specially large. Being near the beach, convenience makes it necessary to have an entrance through the shower. Some people prefer a small, conveniently arranged kitchen with a separate breakfast nook containing the china cupboard. This plan shows a good arrangement of this idea, making three separate rooms of the kitchen, nook and rear porch.



VENTILATION can be obtained directly through the center of this house. The bedrooms are also specially large and airy. A private lavatory is introduced in the master bedroom at the left and the closet is extra large. The kitchen is of good size and very complete with a handy place for the breakfast nook and a separate place for the laundry porch. The other porch at the rear, which is screened in, is a splendid place for the evening meal. Outside dimensions are 42'x36'.



THE ROOF of this house is covered with Pabco Strip Shingles, introducing a textured treatment in charming color combination. There are infinite possibilities available for obtaining splendid results in beauty as well as durability and weather tightness, by using this high-grade prepared roofing.

It will be noticed that in the use of beveled siding on the side walls, the flare has been considerably accentuated and to good effect. In addition to the wide eaves a covered pergola roof is used over the entire lanai. The slight inclination of the ground near the front of this house allows of an interesting treatment of the front steps, with several spots to place plants at the sides.

The general arrangement of both the exterior and interior of this house makes it an excellent type of design for Hawaii.



THIS PLAN shows extreme simplicity of treatment, carrying out the strict simplicity of line noted in the Colonial House on the opposite page. For a plan of such small area, 24'x38', it is remarkable in that it contains nearly every feature that possible purchasers or tenants might demand.



SIMPLE LINES are used in this Colonial house, with a complete elimination of unnecessary ornament. The nice handling of the shutters and the small ventilating opening add greatly to the appearance and carry out the general style of design.

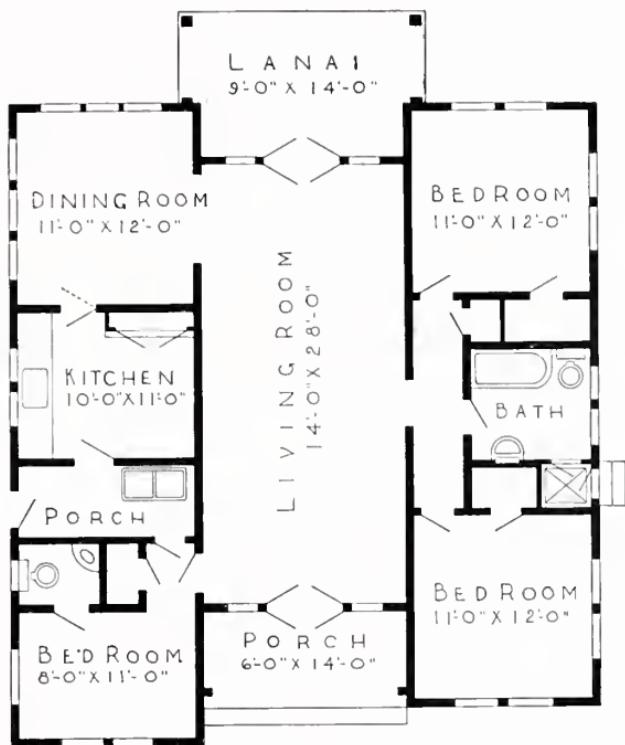
There is a medium pitch to the roof that gives adequate drainage for heavy rains. Instead of the narrow eaves so familiar on Colonial houses, the eaves are here broadened to give the necessary sun protection that this climate requires.

This house fits well into this community, as it has distinctively New England tendencies.

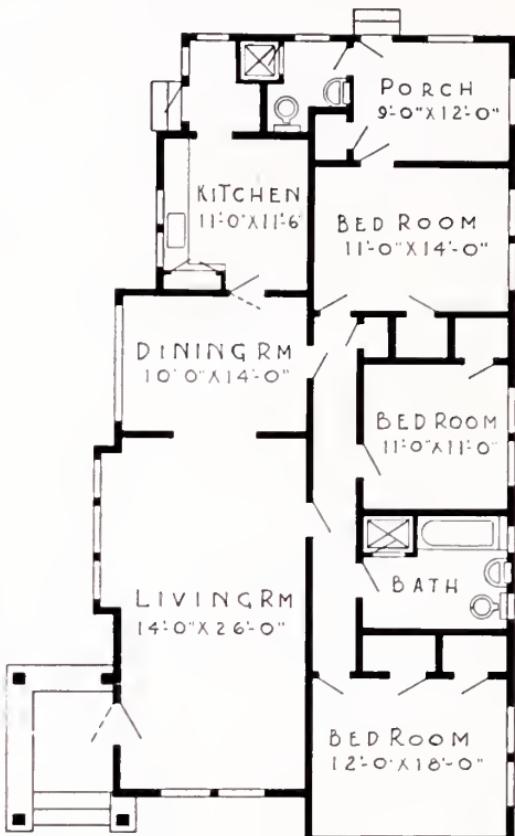


SITUATED on the beach front at Waikiki is this interesting small home of board and batten, single wall construction. The end facing the road, here shown, opens directly through the house for ventilation. The wide entrance is repeated on the opposite end by an even wider entrance lanai that offers an excellent opportunity for a hau-covered pergola facing the ocean. These floors are cement. The living room that connects them is only six inches above the level of the yard.

The low pitch of the roof, that has a decidedly Hawaiian influence, is increased in interest by the general shape of the house. All windows are large and tall to make the house as open as possible. Both exterior and interior are given three coats of paint for protection from the moist air near the ocean front.



THIS shows the treatment of a design of plan where each end of the house is of equal importance. Steps could be made from the living room level to the bedroom floor level on the right or the floors of the whole house could be of cement, treated in various colors. The small bedroom at left with private lavatory is useful to family or maid, being so convenient to laundry and kitchen.

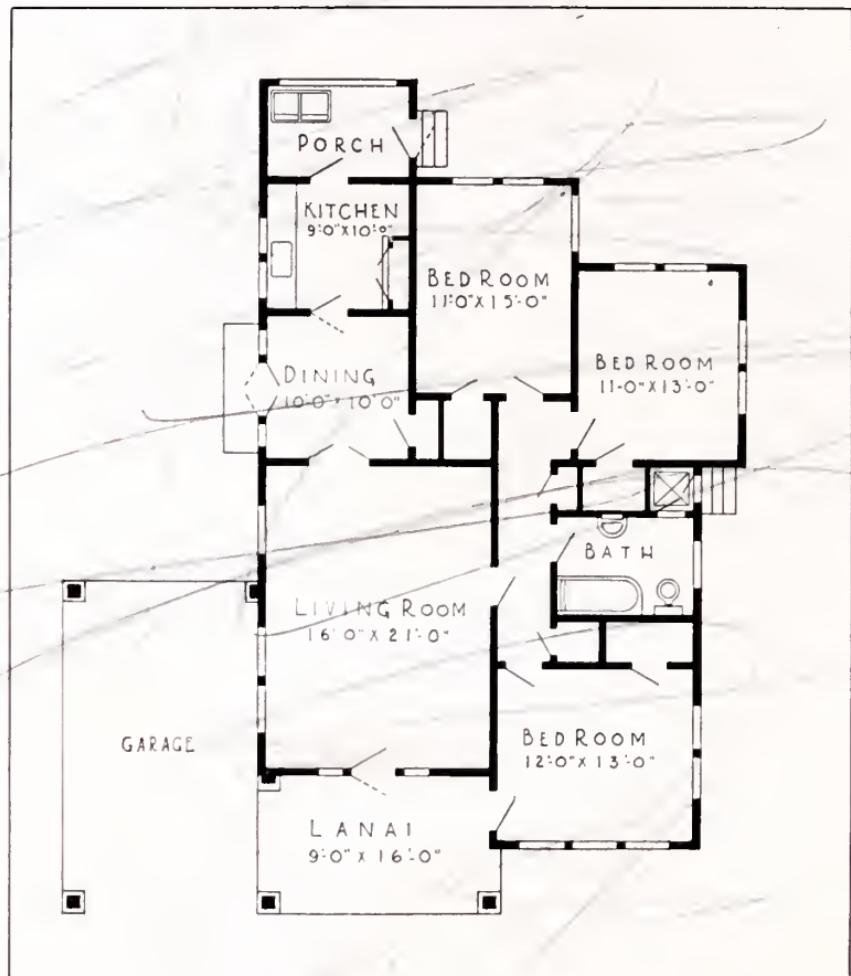


A POTENTIAL four-bedroom house with large, generous rooms is here shown, the fourth bedroom being the rear porch. This is so well equipped with shower, lavatory and private entrance that, with the bedroom adjoining, it could be easily rented as a suite until the increase of the family demands it. Living room and dining room are larger than in most small homes.



IN the treatment of this long narrow house, an effort is made to disguise, on its street exposure, any appearance of awkwardness that its length might give. A broad roof is carried out over the entrance steps, so planned that its lines follow the lines of the Hawaiian type roof over the main part of the house. A very artistic treatment in three harmonizing colors is given the roof by using Creo-Dipt pressure-stained cedar shingles. This roof blends nicely with the side walls of 8" beveled siding.

The entrance steps and lanai are done in cement with the sides of natural lava rock. The wide rail around the lanai, used as a seat or for plants, is capped with cement.



COMPACT AND COMPLETE in every good detail of modern small home designing, this plan of a home at the beach demands special study. Lanai and living room are spacious. Breakfast room is large enough to meet nearly every dining requirement. Kitchen is small but complete and laundry porch is of good size. Bedrooms are large and the closets big and plentiful. For a three-bedroom house the hallway is quite short. The shower, naturally, has an outside entrance.



WITH a trifle more elaboration than any of the other houses shown, yet held enough in restraint to keep it within the small home class, this pleasing house done in the Hawaiian manner is finally shown. The economy of board and batten, single board construction allows expenditures on refinements of design.

An interesting porte cochere is introduced with its roof a part of the general roof ensemble. Cocoanut tree trunks are used as posts to carry out the Hawaiian atmosphere. Exceptionally wide eaves add to its broad lines. The circular window heads are nicely carried out in the gateway of the fence that marks off the garden at the side. A feeling of privacy from the road is gained by the hedge of colorful foliage in front of lanai and front bedrooms.

Lumber

MEMORIES of a century back when Hawaii's harbors bristled with masts of sailing craft are kept alive by the schooner "Commodore," owned and operated by Lewers & Cooke, Ltd. Regular cargoes of lumber are still imported directly from the saw mills of the Northwest. Other cargoes to meet Hawaii's ever-increasing demands are brought by the steamers of the Matson Navigation Company.

Douglas Fir and Redwood are imported for general construction work. Various kinds of Hardwoods, Fir Mouldings, Floorings and Aromatic Cedar are also imported.

Douglas Fir, formerly known as Oregon Pine or Nor'west, is the most practical wood for most building and structural purposes. It is known by nine different names and is considered the most important of American woods. It is fairly light and easy to work, but an exceptionally strong wood. The light color and attractive grain are desirable for either natural or stained finishes. Millions of feet of Douglas Fir are carried at all times, sufficient to meet all emergencies, from the smallest piece to timbers 16" square and 60' long.

Commercial Redwood (*Sequoia Sempervirens*) has its own particular advantages in the construction of a home. Due to its ability to resist dry rot and termites Redwood is far superior to other woods in construction near the ground and in places exposed to continued moisture and pests. The absence of pitch makes it difficult to ignite and slow to burn, adding another factor worthy of consideration even at a slight increase in cost over Douglas Fir. A large quantity of Redwood in various dimensions is kept in stock.

Detailed information about the grading of lumber and its proper selection for different parts of the home will be furnished by our architect or lumber specialists.



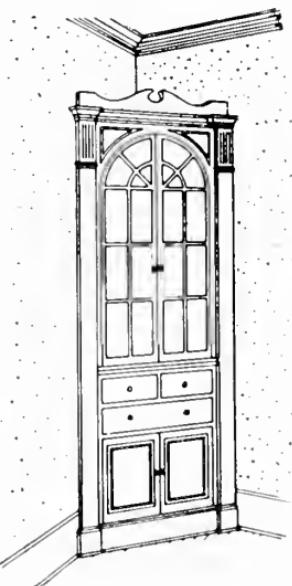
“Built-In” Features



A DOMINANT NOTE in every modern home is its “Built-In” features, such as cupboards, broom closets, coolers, ironing boards, breakfast nooks, china closets, drawers and shelving. These are necessary conveniences that might appear in the beginning as extra cost but prove to be actual savings in the enjoyment they add to home life.

Every possible nook throughout the house can be used to advantage. The illustration above suggests the features that should be in every modern kitchen. The cozy breakfast nook often meets the entire needs of a family.

This Colonial Corner Cabinet for china, linen and silver could be included in modern dining rooms instead of the passe buffet. Many modern homes eliminate dressers by having nicely designed cabinets of drawers with a plate mirror above built into the walls of bedrooms. Folding ironing-board cabinets ready to install are kept in stock.



Facts About Shingles

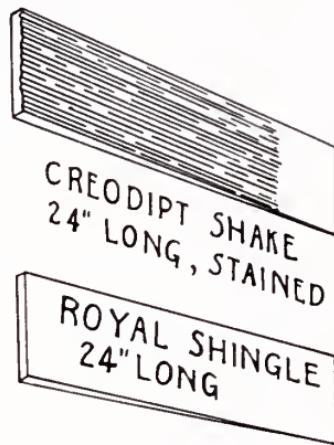
PRACTICALLY ALL the wooden shingles now in use in this territory are manufactured from Western Red Cedar which is light of weight and free from pitch.

24" ROYALS, 4/2 . . . are strictly clear, edge-grained shingles free from sap with butts approximately $\frac{1}{2}$ " thick. When used for siding they are exposed from $8\frac{1}{2}$ " to 11" to the weather; when used on roofs, 7" to $8\frac{1}{2}$ ".

16" PERFECTS, 5/2 . . . are strictly clear, edge-grained, free from sap. They are used mostly for roofs but occasionally for siding and in either case, exposed from 4" to 5".

16" EXTRA CLEAR, 5/2 . . . are 90% clear, flat-grained, sap and slight defects permissible.

Edge-grained cedar is used to reduce to a minimum cupping or curling. The terms 5/2 and 4/2 mean that the butts of 5 or 4 shingles measure 2 inches. Shingles are packed in random widths approximately 250 in a bundle. In estimating, 1,000 shingles cover 100 square feet, when exposed $4\frac{1}{2}$ " to the weather.



CREO-DIPT

Pressure-Stained Shingles

THEY are made from 100% straight-grained cedar, stained under pressure in a hot preservative stain and brush-coated again when dry. They are made in 16" and 18" lengths and 24" Royals. 24" Processed Shakes and 25" Hand-split Shakes are also made. All Creo-Dipts can be had in a variety of attractive colors.

Building Materials

MUCH can be said of genuine interest about the building materials that enter into the construction of a home, but as modern inventive genius is constantly offering new and improved materials, only those of present value need be touched upon here.

PABCO ASPHALT SHINGLES . . . are made from asphalt-saturated felt and covered with finely ground minerals in their natural colors, requiring no painting after application. Long-wearing roofs with artistic color combination are possible for old as well as new homes.

CLAY TILE. . . . Since the memory of man, Clay Tile has been used for decorative and constructive purposes. Roof Tile and Floor Tile of plain terra cotta or colored glaze in a large variety of shapes, made by Gladding, McBean & Co. of California, are available in Honolulu; also terra cotta hollow tile, common brick, face and fire brick.

STUCCO . . . is, broadly speaking, a plaster of any kind used as a coating on walls. Generally, Stucco is a mixture of Portland cement and sand, usually applied in three coats, the final one containing color. Trowelling produces many different textures. Prepared stucco is available in Honolulu in many colors.

STOCK MILL WORK . . . means windows, doors and glass in standard sizes. They come in enough sizes and attractive designs to take care of almost any home construction. Having complete stock in Honolulu, delivery can be made promptly. A good stock of **GLASS** is also available, including plain, plate and cathedral colored glass, also plain and beveled mirrors in any size needed. A full line of automobile windshield glass is also carried.

STEEL WINDOWS. . . . All the advantages that large buildings enjoy from steel windows can now be had for small homes in Hawaii, without appreciably increasing the cost of construction. Lupton Casements of copper steel are rust-resistive, fireproof, weather-proof and termite-proof. They never stick or rattle. The outer side of steel windows can be washed from inside of rooms.



Building Materials (*Continued*)



CELOTEX . . . Foremost among manufactured wall coverings is Celotex, which provides, in a remarkable degree, insulation from heat and sound and also has great structural strength. Celotex is made from the tough fibres of sugar cane in four-foot-wide boards, $7\frac{1}{16}$ of an inch thick and in lengths up to 12 feet. It can be sawed like wood and when nailed to wall studding, ceiling joists or under roof rafters it shuts out heat and absorbs sound. Its natural, textured surface makes an attractive interior finish although it can be stained or painted as desired.

PABCO FIBRE BOARD . . . is wood pulp compressed into four-foot-wide sheets, about $3\frac{1}{16}$ " thick. It makes a smooth wall that may be "sized" and painted in any way that a wood or plaster wall can be finished.

SCHUMACHER PLASTER BOARD . . . is composed of a solid sheet of gypsum plaster with a covering of heavy paper on both sides. The boards are 4' wide and rigid and not subject to the effects of atmospheric moisture which cause some boards to expand, contract and buckle. Mouldings can be used over joints or a special putty will seal them so perfectly that an unbroken surface is obtained, making an ideal foundation for paint or wall paper.

UPSON TILE BOARD . . . is a wood pulp board deeply embossed to represent tile. Coming already sized, it can be finished in two coats, with an enameled surface that is much like real tile. It is an inexpensive board for wainscot in bathroom and kitchen.

BESTILE . . . is made in sheets of patented waterproof and fire-retarding material three times as hard as oak. It can be sawed and planed like wood, will not warp, crack or break away and is finished in many attractive colors that perfectly reproduce clay tile. Bestile gives all the beauty and practicability of clay tile at one-third the cost.

The Hardware



SECURITY and convenience in the home depend largely upon the hardware you select . . . locks, latches and other fastenings of suitable beauty and strength that will always function perfectly without rusting or sticking.

The hardware of a house is seldom changed when once installed, therefore it is of vital importance to select time-resisting materials of the finest workmanship. *Sargent Locks & Hardware*, which we recommend, offer all of this . . . brass, bronze and the newest rustless metals . . . knobs and handles beautifully designed to harmonize with any type of architecture you select . . . locks and window fastenings that insure protection . . . doors that swing quietly on smooth hinges . . . faultless service as long as the structure stands.

A comprehensive display of many pieces in the Sargent line together with photographs and illustrations of pieces that can be ordered are arranged for your easy selection. Suitable assistance from our architect and a competent hardware authority is available.

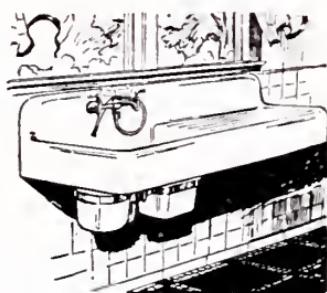
The Plumbing

THE desire of every woman is to combine beauty with efficiency. She knows that practical home possessions are more cherished when they radiate charm. Perhaps no other products combine beauty and utility so successfully as do Kohler of Kohler Plumbing Fixtures.

In the lines of all Kohler bathtubs, lavatories and even in the designs of kitchen sinks and laundry trays, you will recognize the elements of beauty and grace.

To these are added the immaculate beauty of their finish . . . enamel and twice-fired vitreous china in white or color . . . exclusive to Kohler and attained only by capability, experience and high standards. Other contributions to refinement and beauty in the home are Kohler's efficient chromium fittings.

The appeal of color and gracefully designed fittings combined with these fixtures, reveal possibilities in bathroom individuality heretofore unimagined. A well-arranged exhibit of Kohler Plumbing Ware in our display rooms calls attention to these features. Bathroom combinations that are selected for their harmony and usefulness in the types of homes for which they should be used are also on display. A plumbing authority is in attendance prepared to offer helpful suggestions.



Painting the House

ONE of the questions that faces the home owner is . . . what IS the right paint to select? The first function of paint is to impart beauty and freshness. Two authoritative booklets on color treatment in the home—one on interiors, the other on exteriors—are available. These will help you obtain satisfying results in your selections.

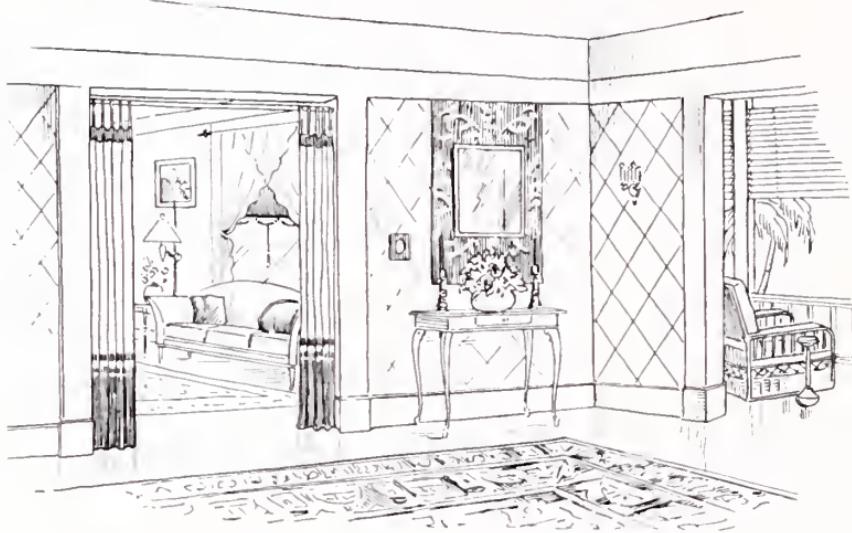
The second function of paint is to form a protective covering against destructive action of the elements. As this function depends upon quality, you can best obtain its full benefits by consulting our experienced paint men.

EXTERIORS. Keep in mind that the labor cost of applying paint is often two or three times the cost of the paint itself. To use inferior paint means that satisfactory and economical protection is impossible. There are no half-way measures! Years of experience with Hawaii's climatic conditions prompt us to recommend W. P. Fuller & Co.'s Paint Products, which have adequately met them all.

INTERIORS. Most people take the keenest delight in choosing their own color schemes, but since a variety of treatments present themselves, each individual case must be dealt with separately, taking due consideration of the furnishings used in each room. Adequate assistance from our paint men and our interior decorators is always available.



Decorating the Home



SOME HOMES are so attractive that it is a temptation to linger there . . . comfort and pleasure in the very atmosphere . . . you feel their influence. Wall paper, draperies, rugs and other decorative furnishings mean much more to your happiness than you realize . . . mental comfort is just as important as physical comfort.

Women feel instinctively that certain combinations in decoration are right or wrong, but they usually study present-day styles and practices before making definite selections. This is where Lewers & Cooke, Ltd., can be depended upon for correct information on the newest in materials and decorative combinations. In our Interior Decorating Department are competent decorators ready to assist you in the planning of your interiors. Their years of experience are at your service.

WALL PAPER. There are certain general practices in the selecting of wall paper that common usage has termed correct. These, however, are elastic and allow of a wide range for personal expression.

DECORATING THE HOME (*Continued*)

The *living and dining room* walls are hung with paper that is dignified and restful. Many rich colorings are to be had from our stock in both figured and plain papers. The *entrance hall* offers the first impression to your guests. Select a pattern and coloring that radiates welcome. For the *bedrooms* you will find many papers in florals, stripes, two-tone and modernistic types, in an exceptional array of colorings. In the *breakfast nook*, a riot of color is always good. Select a pattern not too large in scale. For the *bathroom*, scenic effects are in vogue and combine nicely with the new colored plumbing fixtures.

FLOOR COVERINGS. The foundation of the decorative scheme is the covering for the floor. Good selections of *Domestic Rugs* and *Carpets* of *Axminsters*, *Wiltons* and *Velvets* are kept in stock with choice *Oriental Rugs* from the hand looms of Persia and Turkey, rich in color and symbolism. Our direct importation of *Chinese Rugs* of deep pile affords you first quality of these luxurious floor coverings. They may be made to your order in color combinations to harmonize with any tone scheme.

Modern decorators are using the newest creations in linoleum in every room in the home, as background, color-keynotes.



We recommend the use of Armstrong's Linoleum for best results. An up-to-date stock of it is kept on hand. Our own competent craftsmen assure you of correct installation.



DECORATING THE HOME (*Continued*)

SHADES. *Window Shades* are of great importance in Hawaii not only to assure privacy but to offer protection from too much sunlight. We have manufactured them for years and can help you

select the right ones to harmonize with the surroundings of your home.

For the Lanai, we offer *Bamboo Blinds* of $\frac{1}{2}$ " slats with rope and pulleys, or *Wood Blinds* of 1" colored slats. These are available in all necessary widths. *Venetian Blinds* with 2" wood slats, are kept in stock for use on windows as well as on lanais.

DRAPIERIES. The treatment of windows and doorways depends largely upon one's personal likes and dislikes. In our stock of drapery materials will be found *Cretonnes*, *Linens*, *Nets*, *Mohairs* and made-up curtains in new and attractive colorings to meet your demands in the assembling of your decorative schemes.

NOVELTIES. The finishing touch that brings a distinctive note into every well-planned room is some high light of color added to give charm. This is often accomplished by the introduction of well-selected pottery in blue, green, yellow, orchid, black or California Poppy. Attractive *Pottery* of this nature and other novelties are at hand to help carry out this purpose.



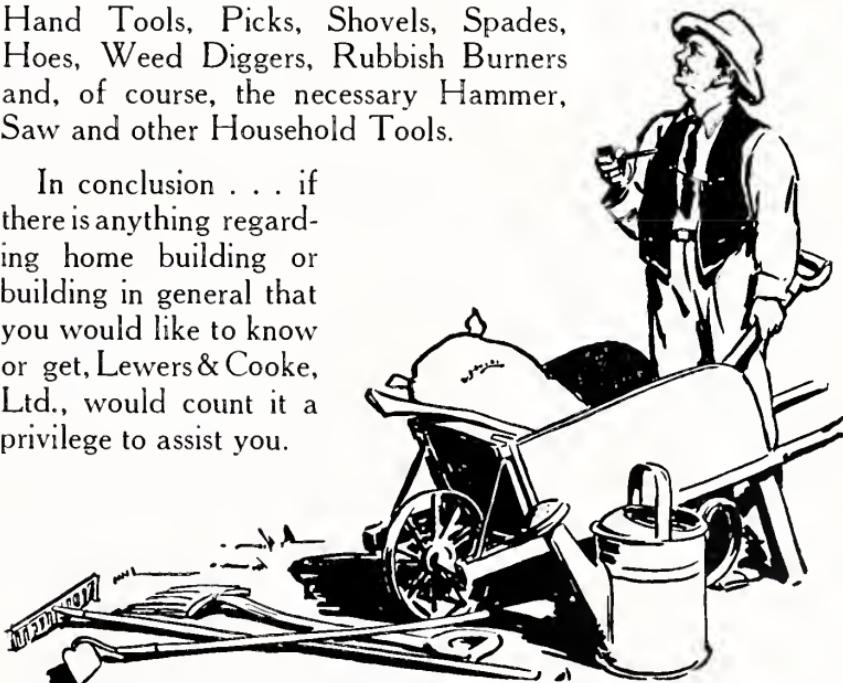
Care of the Home

AFTER all is planned and built, there still remains the care of the home. Lewers & Cooke, Ltd., completes its service to home builders by maintaining an assortment of necessary tools for this purpose.

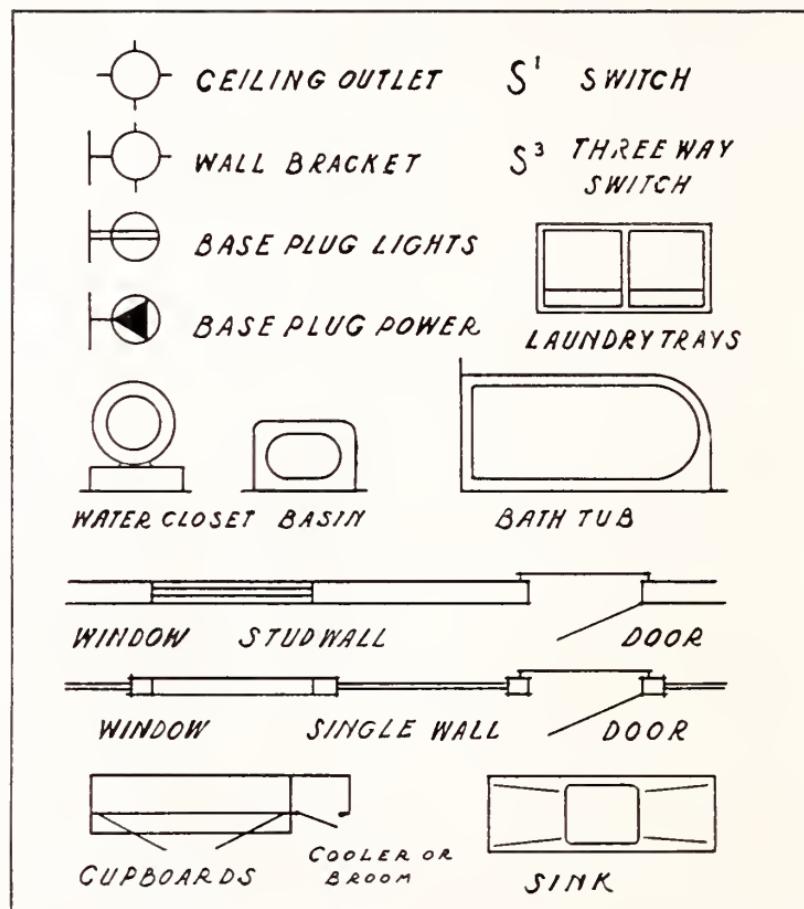
For use inside . . . the housewife will be interested in the newest Johnson Floor Polishers, the Hoover Vacuum Sweepers, Electric Irons with or without traveling cases, Westclocks in many sizes and color schemes, Yale Flashlights, Shears and Scissors by J. Wiss & Sons, Cattaraugus Cutlery and Pocket-knives, Garbage Cans, Galvanized Tubs and Buckets, Waste Baskets, Mops, Brooms, Floor Brushes and Cocoa Door Mats.

For use outside . . . the man of the house will be interested in the Pennsylvania Quality Lawn Mowers, Garden Hose in different grades and lengths, Lawn Sprinklers, Sprinkling Cans, Lawn Rakes in bamboo or steel, Garden Hand Tools, Picks, Shovels, Spades, Hoes, Weed Diggers, Rubbish Burners and, of course, the necessary Hammer, Saw and other Household Tools.

In conclusion . . . if there is anything regarding home building or building in general that you would like to know or get, Lewers & Cooke, Ltd., would count it a privilege to assist you.



TO HELP YOU
READ PLANS



See also Page 5



